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GREENVILLE, S.C.
MORTGAGE - INDIVIDUAL FORM 1563
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

ADDRESS: 18 Tanager Circle
Greenville, SC 29651
BOOK 1563 PAGE 146
BOOK 77 PAGE 861

WHEREAS Dale G. Warnke and Susan J. Warnke

hereinafter referred to as Mortgagee) is well and truly indebted unto Cothran and Darby Builders, Inc.
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
Seventy Five Thousand and no/100-----Dollars (\$ 75,000.00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

JUL 6 1982 732

DOCUMENTARY RECORDS
\$ 30.00

LAW OFFICES
Mitchell & Atrial
111 Manty Street
Greenville, S. C. 29601

JUL 6 1982
For value received, I do hereby
acknowledge and not over to
the State of South Carolina, the
Mortgagee, and Mortgagee with
reference to the day of 1982

PAID IN FULL THIS 30th day of JUNE, 1982.
COTHMAN & DARBY BUILDERS, INC. 3-11
By John Cothran
John Cothran, Vice President
WITNESS:
Debra G. Forester

together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted therein in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter by the Mortgagee to the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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